

# THE GREEN NEW DEAL FOR PUBLIC HOUSING ACT

*Sen. Bernie Sanders and Rep. Alexandria Ocasio-Cortez*

## SECTION 1. SHORT TITLE

## SECTION 2. PURPOSES

## SECTION 3. DEFINITIONS

## SECTION 4. IMPROVED ARCHITECTURAL DESIGN IN GOVERNMENT HOUSING PROGRAMS

- Modernizes and enhances existing law related to architectural design in government housing.

## SECTION 5. DECLARATION OF POLICY

Declares that it is the policy of the United States to guarantee a right to housing for all individuals, strengthen neighborhoods, and address the failures of the free market in housing.

## SECTION 6. GREEN NEW DEAL PUBLIC HOUSING GRANTS

**Sec.6(a)** Establishes two federal grant programs to public housing authorities to rehabilitate, upgrade, innovate and transition public housing into zero-carbon homes:

**Sec.6(a)(1) Grants for Community Workforce Development** – Provides grants for workforce development and to create high-paying jobs for public housing residents. PHAs, Institutes of Higher Education and labor organizations will be eligible for awards to development workforce programs including registered apprenticeships or pre-apprenticeships, certificate or associates degree programs, technical assistance for businesses owned by public housing residents, and other career development tools. Priority will be given for workforce programs partnering with labor organizations.

**Sec.6(a)(2) Green New Deal for Public Housing Grants** – Establishes a new grant program for the following activities:

**Sec.6(a)(2)(B)(i) Deep Energy Retrofits** –Physical needs assessments and deep energy retrofits at public housing projects.

**Sec.6(a)(2)(B)(ii) Energy Efficiency, Water Quality, and Building Electrification** –Physical needs assessments, appliance and product upgrades, building electrification infrastructure, water infrastructure upgrades. These upgrades must meet ENERGY STAR standards or other HUD approved standards for no less than five years.

**Sec.6(a)(2)(B)(iii) Community Energy Generation** –The establishment and expansion of renewable community energy generation. PHAs will be allowed to retain up to 90 percent of any profits from selling this energy and residents will be given the opportunity where possible to determine how the funds shall be used.

**Sec.6(a)(2)(B)(iv) Recycling and Zero-Waste Programs** – Recycling and zero-waste programs within PHAs.

**Sec.6(a)(2)(B)(v) Community Resiliency and Sustainability** –Community projects including but not limited to energy storage, child care centers, community gardens, clean transportation access, and healthy food options. Funding can also be used for capital projects to ensure all units are safe, sanitary and in a state of good repair.

**Sec.6(a)(2)(B)(vi) Climate Adaptation and Emergency Disaster Response** –Construction and ongoing costs from climate adaptation and disaster recovery.

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**Section 6(b)** In order to receive grant funding, housing authorities must:

- **Guarantee community engagement with public hearings and resident councils.**
- **Certify to Congress a full accounting of the funds to prevent price gouging.**
- **Entities may use up to 5 percent of grant awards to build organizational capacity.**

Contractors and subcontractors must also use high-road labor standards, including:

- **Supporting manufacturing, including “Buy America” requirements**
- **Ensure high-road labor standards by complying with Davis-Bacon, being a party to a project labor agreement in large projects, not requiring mandatory arbitration in disputes, and not classifying workers and independent contractors except under certain conditions.**

**Sec.6(b)(2)** – Guarantees that residents the opportunity to comment on grant applications.

**Sec.6(e) Resident Protection** – Guarantees residents the opportunity to return to their homes, provides enhanced tenant protection vouchers during renovations, prevents the loss of units, and encourages “build first”.

**Sec.6(i) Report** – Secretary shall report on progress and developments of eligible entities receiving grants and total progress regarding the purposes of this Act.

**Sec.6(k) Funding** – Appropriates such sums as necessary to carry out Section 6, including \$1 billion for HUD’s administrative expenses.

## SECTION 7. HUD SECTION 3 PROGRAM FOR ECONOMIC OPPORTUNITIES

- Updates the 30-year-old Section 3 program to ensure that public housing residents share in the economic prosperity of the Green New Deal.
- Provides additional funds and economic awards to local agencies that innovate and produce a successfully synchronized local program utilizing grants to ensure that hiring and contracting opportunities go to public housing residents;
- Ensures data reporting accountability; and
- Provides job opportunities to residents through stronger hiring and contracting requirements.

## SECTION 8. FAMILY SELF-SUFFICIENCY PROGRAM

- Increases utilization of the FSS program by providing financial and technical assistance to eligible entities in order to help maximize local resident participation in the grant programs.
- Funds new FSS program and expands existing programs, and encourages best practices by synchronizing FSS programs with Section 3 hiring and contracting requirements.

## SECTION 9. RESIDENT COUNCILS

- Codifies Resident Councils, makes 16-year-olds eligible to vote for councils, and increases the maximum monthly stipend for officers to \$1,000.

## SECTION 10. REPEAL OF FAIRCLOTH AMENDMENT

- Repeals the Faircloth Amendment to allow the construction of new public housing units.